

**TOWN PLAN AND ZONING  
COMMISSION**

Issued: April 3, 2018

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING  
MONDAY, APRIL 2, 2018  
LEGISLATIVE CHAMBER, ROOM 314  
TOWN HALL, WEST HARTFORD, CT 06107**

**DRAFT MINUTES**

**ATTENDANCE:** Chair: Kevin Ahern; Vice-Chair: Kevin Prestage; Commissioners: John O'Donnell, Michelle Maresca; Alternates: Gordon Binkhorst, Liz Gillette, Andrea Gomes; Staff: Todd Dumais, Town Planner; Catherine Dorau, Associate Planner

**ABSENT:** None

**CALL TO ORDER/ROLL CALL: 7:00 P.M.**

**MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 7:15 P.M.**

**MINUTES:**

1. Approval of Minutes:
  - a. Minutes of the Regular Meeting, Monday, March 5, 2018  
*Motion/O'Donnell; Second/Gomes; Vote 5-0 (Ahern, O'Donnell, Gillette, Binkhorst, Gomes)*

**COMMUNICATIONS:**

2.

**NEW BUSINESS:**

3. **64 LaSalle Road (Harvest Wine Bar)-** Application (SUP#1322) of Vicente Siguenza, Harvest Wine Bar, on behalf of LaSalle Road Partners, LLC (R.O.) requesting approval of a Special Use Permit approval for a twenty (20) seat outdoor dining area at Harvest Wine Bar. (Submitted for TPZ receipt on April 2, 2018. Suggest required public hearing be scheduled for May 7, 2018.)  
*Required public hearing scheduled for May 7, 2018. Motion/Prestage; Second/Binkhorst; (Binkhorst seated for Vacancy); Vote 5-0.*



TOWN OF WEST HARTFORD

**TOWN OF WEST HARTFORD**  
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*An equal Opportunity/Affirmative Action Employer*

4. **572 Fern Street-** Application (IWW #1075) of Town of West Hartford (R.O.) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on April 2, 2018. Suggest required public hearing scheduled for May 7, 2018.)  
***Required public hearing scheduled for May 7, 2018. Motion/Prestage; Second/Maresca; (Gillette seated for Vacancy); Vote 5-0.***
5. **572 Fern Street-** Application (IWW #1076) of Town of West Hartford (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes construction of a new sidewalk and extension of a Town fiber optic cable from Fern Street to the American School for the Deaf campus. (Submitted for IWWA receipt on April 2, 2018. Presented for determination of significance.)  
***Determined to be potentially significant and set for public hearing on May 7, 2018. Motion/O'Donnell; Second/Gillette; (Gillette seated for Vacancy) Vote 5-0.***
6. **8 Dodge Drive-** Application (IWW #1078) of Edward and Judy Lewis (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to install a 10' x 14' shed. (Submitted for IWWA receipt on April 2, 2018. Presented for determination of significance.)  
***Determined to be non-significant and permit granted. Motion/Prestage; Second/Maresca; Vote: 5-0 (Gomes seated for Vacancy)***
7. **54 Old Oak Road-** Application (IWW#1079) of Klaudia Rodrigues (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant is proposing to deposit approximately 676 c.y. of fill and regrade a portion of the rear yard within an upland review area. The area of disturbance is approximately 95 feet from the regulated area. (Submitted for IWWA receipt on April 2, 2018. Presented for determination of significance.)  
***Determined to be potentially significant and set for public hearing on May 7, 2018. Motion/O'Donnell; Second/Binkhorst; (Binkhorst seated for Vacancy) Vote 5-0.***
8. **956 New Britain Avenue-** Application (IWW #1080) of Essam Tinawi on behalf of West Hartford Sunoco, LLC (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant is proposing the construction of an approximately 1,300 s.f. addition to the existing store. The new construction will be located on what is currently an existing parking area. (Submitted for IWWA receipt on April 2, 2018. Presented for determination of significance.)

*Determined to be potentially significant and set for public hearing on May 7, 2018. Motion/O'Donnell; Second/Maresca; (Gillette seated for Vacancy) Vote 5-0.*

9. **14-16 Oakwood Avenue (Park and Oak Restaurant)**- Application (SUP #1323) of DR Restaurant Ventures, LLC on behalf of Denon, LLC requesting approval of a Special Use Permit approval for a twelve (12) seat outdoor dining area at the Park and Oak Restaurant. (Submitted for TPZ receipt on April 2, 2018. Suggest required public hearing be scheduled for May 7, 2018.)  
*Required public hearing scheduled for May 7, 2018. Motion/Binkhorst; Second/O'Donnell; (Gillette seated for Vacancy); Vote 5-0.*
10. **1502 New Britain Avenue (P.F. Chang's China Bistro)**- Application (SUP #1095-R1-18) of Shremshock Architects (Joe Adam) on behalf of Westfarms Mall, LLC (R.O.) and P.F. Chang's China Bistro, Inc. (lessee) requesting an amendment to Special Use Permit #1095, originally approved on November 7, 2007. The applicant is requesting changes to the umbrellas, area lighting and area heating. No changes in seat count are proposed. (Submitted for TPZ receipt on April 2, 2018. Suggest required public hearing be scheduled for May 7, 2018.)  
*Required public hearing scheduled for May 7, 2018. Motion/O'Donnell; Second/Gillette; (Gillette seated for Vacancy); Vote 5-0.*
11. **56 Hunter Drive**- Application (IWW #1081) of David Whitney, P.E. on behalf of Taylor and Paige Scyocurka (R.O.) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on April 2, 2018. Suggest required public hearing be scheduled for June 4, 2018.)  
*Required public hearing scheduled for June 4, 2018. Motion/Maresca; Second/O'Donnell; (Gomes seated for Vacancy); Vote 5-0.*
12. **56 Hunter Drive**- Application (IWW #1082) of David Whitney, P.E. on behalf of Taylor and Paige Scyocurka (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to raze the existing residence, construct a new single-family dwelling and perform associated site improvements, including an in-ground pool all within a Special Flood Hazard Area. (Submitted for IWWA receipt on April 2, 2018. Presented for determination of significance.)  
*Determined to be potentially significant and set for public hearing on June 4, 2018. Motion/Maresca; Second/O'Donnell; (Gomes seated for Vacancy) Vote 5-0.*
13. **1678 Asylum Avenue (University of Saint Joseph)**- Application (IWW #1083) of the University of Saint Joseph requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to install temporary office space and associated

utilities within an upland review area. (Submitted for IWWA receipt on April 2, 2018. Presented for determination of significance.)

***Determined to be potentially significant and set for public hearing on May 7, 2018. Motion/O'Donnell; Second/Binkhorst; (Gomes seated for Vacancy) Vote 5-0.***

14. **1678 Asylum Avenue (University of Saint Joseph)**- Application (SUP # 1324) of the University of Saint Joseph requesting approval of a Special Use Permit to install temporary office space on the north side of the existing O'Connell Athletic Center. (Submitted for TPZ receipt on April 2, 2018. Suggest required public hearing be scheduled for May 7, 2018.)  
***Required public hearing scheduled for May 7, 2018. Motion/O'Donnell; Second/Binkhorst; (Maresca recused herself) (Gillette seated for Maresca) (Binkhorst seated for Vacancy); Vote 5-0.***

#### **OLD BUSINESS:**

15. **1563 Asylum Avenue (Elizabeth Park)** - Application (SUP #1321) of Mark Fisher, TO Design, LLC, on behalf of the City of Hartford (R.O.) requesting approval of a Special Use Permit to construct a new formalized entrance to Elizabeth Park off of Walbridge Road that includes signage and landscape improvements. (Submitted for TPZ receipt on March 5, 2018. Required public hearing scheduled for April 2, 2018.)  
***Approved with conditions. Motion/Prestage; Second/Gomes; Vote-5-0. (Gomes seated for Vacancy).***

#### **TOWN COUNCIL REFERRALS:**

16. **Resolution Authorizing the Execution of an Easement in Favor of Eversource Energy-** (Town Council Receipt on March 27, 2018. TPZ receipt on April 2, 2018.)  
***TPZ recommended approval. Motion/Maresca; Second/Gomes; Vote 5-0 (Gomes seated for Vacancy).***

#### **ANNUAL MEETING:**

17. TPZ election of officers, selection of committee representatives, and approval of rules and regulations.  
***Tabled to next regularly scheduled meeting***

**ADJOURNED: 8:22 P.M**

#### **TOWN PLANNER'S REPORT:**

#### **INFORMATION ITEMS:**

#### **REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:**

- TPZ Regular Meeting, Monday, May 7, 2018 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, June 4, 2018 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, July 9, 2018 @ 7:00 P.M.

***“Any individual with a disability who needs special assistance to participate in the meeting should contact Suzanne Oslander, Department of Social Services, 860.561.7580, seven days prior to the meeting.”***

U: shareddocs/TPZ/Minutes/2018/April 2